



City of Highland

Department of Community Development Building & Zoning Division

City of Highland
Combined Planning and Zoning Board
Minutes of the April 30, 2013 meeting

Chairperson Korte called the meeting to order at 7:00 p.m. Members present were Gallatin, Lodes, Vance, and Korte. Members absent were Koehnemann, Painter, and Voegelé. It was determined a quorum was established. Also present were City Attorney Long, Councilperson Bellm, Chief Building & Zoning Official Limestall, and Recording Secretary Walter. Two citizens were present.

Minutes

The minutes of the April 3, 2013 meeting were approved with no corrections or additions.

Public Comment

Chairperson Korte opened the Public Comment section. Limestall informed the board that the City Attorney has researched and provided a memo to the board regarding the Incompatible Public Office ruling by the State of Illinois.

Public Hearing

Peggy Sebastian, 3305 Fairway Dr Highland IL and Thomas Foppe, 809 Broadway Highland IL, representing St. Joseph Hospital were present to answer any questions. Limestall explained the request by the Hospital for sign variances along St Rt 160 and along Troxler Ave. The proposed St Rt 160 sign location is in a Water, Sanitary Sewer, Electric, and Gas utility easement on a traffic island at the Emergency Room road entrance to the Hospital. The sign will not be over the utilities but will abut the main gas line. The distance from St Rt 160 is 62 ft from the road. The proposed Troxler Ave sign location is in the Water and Sanitary Sewer easement. Sebastian stated the hospital realizes the liability of placing signs in the easement. An unsigned Ameren Encroachment Consent document was provided by Sebastian.

Lodes questioned the width of the utility easements and the depth of the utilities. Limestall replied the easement is possibly 20 ft, thought the gas was 3-4 ft deep but did not know the depth of the water and sewer lines. Lodes then asked if the St Rt 160 sign would be in the State Right-of Way and has permission by the State been granted. Limestall was unsure. Lodes asked how deep the sign foundation would be. Tom Foppe replied the depth would be about 3 ft and the sign foundation along St Rt 160 would abut the gas line by approximately 2 ft. Foppe also stated he observed the installation of the gas line at the beginning of the project. Lodes expressed concern that there would only be 2 ft of "wobble room" for the sign foundation, the possibility of hitting the line during excavation, and subsequent evacuation of the surrounding subdivision, apartments, High School, and Hospital. Foppe stated an alternate location for the St Rt 160 sign would be 90 ft back from the road and the Hospital is concerned about visibility of the sign. Gallatin asked if there would be additional protection for the overhead electrical lines during installation.

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Limestall said probably not but Sebastian replied they will try to protect the lines as much as possible.

Hearing nothing further Chairperson Korte closed the Public Hearing. Limestall stated the city recommends granting the variances with the condition St Joseph Hospital assume all liability. Motion made by Gallatin to approve the variance as submitted for the St Rt 160 sign location. Seconded by Vance. Chairperson Korte opened the discussion. Korte is concerned with placement of structures within a utility easement but as long as Ameren and the Hospital are willing to accept the responsibility if any damage is done to any utilities he's ok with it. Vance stated he's concerned that the hospital's liability was not included in the motion. Lodes is concerned with the safety of digging and placing the sign so close to the gas main and that there is not a signed document from Ameren granting a variance to encroach into the easement. Roll call taken. Gallatin, Vance, and Korte voted yes. Lodes voted no. Motion failed.

Motion made by Vance to approve the variance request as submitted for the Troxler Ave sign location. Seconded by Gallatin. There was no further discussion. Roll call taken. All voted yes. Motion carried.

Discussion

Chairperson Korte opened the discussion for the continuation of the Comprehensive Plan revisions. Limestall provided a binder with the update to Chapter 1. Gallatin would like to see an updated tax rate and assessed valuation for Highland as it compares to other communities. Lodes provided Limestall with her recommended changes to send to Streiler.

Lodes inquired about the proposed Chicken Ordinance and a very informative discussion followed.

Adjournment at 8:04 PM.